



SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: January 13, 2021

File No.: 2020-105 SPF-SPR-
CL2

Application Type: Class II Site Plan Modification

General Data:

Agent: Kimberli Kile/engenuity group inc.

Location: 3640 Village Drive

PCN: 12-42-46-13-24-002-0000 and
12-42-46-1-19-000-0020

Property Size: 24.70 Acres

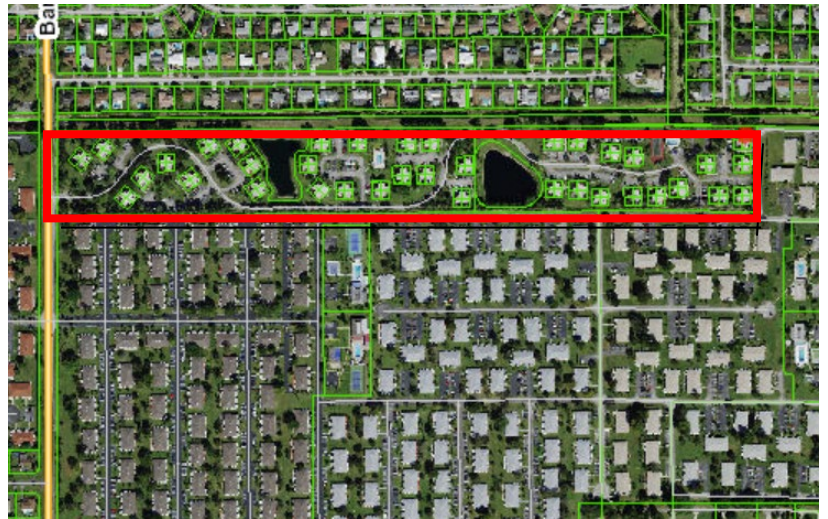
FLUM: MD (Medium Density)

Zoning: RM (Multiple Family Residential)

Adjacent Zoning:

- North: R1-A-B (Single Family)
- South: RM
- East: RM
- West: RM

Existing Land Use: Town Homes



Item before the Board:

The action before the Board is for the consideration of a Class II Site Plan Modification for **Chateau Wood** located at **3640 Village Dr.** pursuant to LDR Section 2.4.5 (F), including:

- ☐ Site Plan
- ☐ Landscape Plans
- ☐ Photometrics

Optimal Board Motions for Action Items:

1. Move to continue with direction.
2. Move approval of the Class II (2020-105) Site Plan and Landscape Plans for **Chateau Wood** located at **3640 Village Dr.**, as amended, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations.
3. Move denial of the Class II (2020-105) Site Plan, and Landscape Plans for **Chateau Wood** located at **3640 Village Dr.**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in the Land Development Regulations.

Note: The In-lieu fee for the Tree Fund must be paid upon building permit submittal.

Project Planner:
Jennifer Buce
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561-243-7138

Review Dates:
January 13, 2021

Attachments:
1. Site Plans
Landscape Plans



Background:

The subject property is located on the east side of Barwick Road just south of Lake Ida Road and is zoned Multiple Family Residential (RM) zoning district. The subject property is LE VILLAGE DE PROVENCE PL 2 TR B K/A WATER & COMMON AREA and contains 24.70 acres.

At its meeting of January 7, 1987, the Planning and Zoning Board approved the site plan modification for Le Village De Provence (Phase I and Phase II).

On April 21, 1988 the CAB (Community Appearance Board) approved a revised sitework plan for the swimming pool, deck fence enclosure, tennis courts, revised bathhouse landscaping and entry wall.

In February of 1989, the CAB approved the elevations for Le Village De Provence.

Today there are 148 dwelling units, two community pools, tennis courts, 296 residential parking spaces and 41 guest parking spaces.

Now before the Board is a Class II Site Plan Modification which includes the addition of 32 parking spaces which includes three handicap spaces, minor landscaping, lighting to the site and new gates at the entrance.

Site Plan Analysis:

The following items identified in the Land Development Regulations shall specifically be addressed by the Site Plan Review and Appearance Board (SPRAB) for final action on the site and development applications/requests, as presented.

Parking:

Pursuant to LDR Section 4.6.9(C)(2)(c), Multiple family structures; two or more-bedroom dwelling units shall provide two parking spaces per unit and guest spaces are calculated per the table below.

for the first 20 units	0.5 spaces per unit
- for units 21-50	0.3 spaces per unit
- for units 51 and above	0.2 spaces per unit

Currently, there are 296 resident parking spaces on site which is the required number. There are 148 two-bedroom dwelling units (148 x 2 is 296). In addition, there are 41 guest parking spaces, and 39 parking spaces are required. There are 32 new standard parking spaces proposed; three of the spaces are ADA accessible.

	Resident Stalls	Guest Stalls	ADA	Total
Required Per LDR	296	39		
Existing	296	41	0	
Proposed		29	3	
Total	296	70	3	369

Pursuant to LDR Section 4.6.9(C)(1)(b) Handicapped spaces. Special parking spaces designed for use by the handicapped shall be provided pursuant to the provisions of Florida Accessibility Code for Building Construction. Such spaces shall not be in addition to but shall substitute for required parking. The current parking covered by the Federal Fair Housing Act under 208.2.3.3 Parking for Guest, Employees, and other Non-Residents; where parking spaces are provided for persons other than residents, parking shall be provided in accordance with Table 208.2.; there are 70 guest spaces proposed therefore three handicap spaces are required and



have been provided.

Pursuant LDR 4.6.9(D)(6) Design Standards; Marking and Signing; the proposed compact, standard, parallel and handicap spaces comply with this requirement.

Stacking:

Pursuant to LDR Section 4.6.9(D)(3)(c), Provisions must be made for stacking and transition of incoming traffic from a public street, such that traffic may not backup into the public street system. Provisions must be made to provide for 100 feet of clear stacking from the first point of transaction for each lane of a drive-thru facility and in advance of all guardhouses or security gates. New security gates are proposed with guest call box and resident scanner card. The staking distance has been provided for both the entrance and exit gates. There is also a Knox box provided for emergency services entrance.

Lighting:

Pursuant to LDR Section 4.6.8, whenever new lights are introduced on-site a photometric plan must be provided and be consistent with the minimum and maximum foot candle illumination level requirements. The photometric plan meets the minimum and maximum foot candle allowances of 0.3 to 4.0 for parking lots in the Multi-Family Residential Zoning. The lamp post is owned and provided by FPL and meet the height requirement of 25'. There are 18 new lights that are being introduced (new parking) with five of existing lights being upgraded.

Landscape Analysis:

A landscape plan has been submitted, evaluated and recommended for approval by the City Senior Landscape Planner. There are existing trees and palms that are being removed to accommodate the new parking and entrance into the development. There are seven Live Oak, 15 Sabal Palmetto, and Stokes Dwarf and Florida Gamma Grass for undercover. Pursuant to LDR 4.6.19(E)(5)(d) In lieu fee: Where the property cannot accommodate tree replacement on a DBH(Diameter Breast of Height)/caliper inch-per-inch basis, an in-lieu of fee shall be deposited into the Tree Trust Fund for those trees with a condition rating of 50 percent or greater. The in-lieu fee is calculated per DBH inch for each tree that cannot be mitigated by replacement and shall be approved by the Site Plan Review and Appearance Board (SPRAB) or the Historic Preservation Board (HPB), as appropriate, as part of the landscape plan. The applicant has provided a mitigation table, a total of 10 trees in the amount of \$6,600 is to be paid into the tree fund. The in-lieu fee must be collected at the time of building permit submittal.